HOUSING NOW

Edmonton CMA

Canada Mortgage and Housing Corporation

Date Released: July 2009

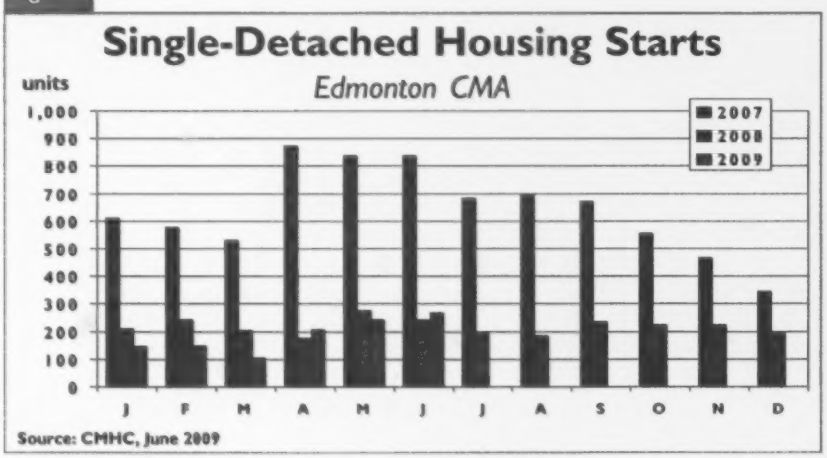
New Home Market

Single-detached Housing Starts Increase across Edmonton Region in June

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 450 units in June compared with 556 units in June 2008. For the year-to-date, total housing starts have amounted to 1,912 units throughout Greater Edmonton, down from 4,140 units reported during the first half of 2008.

Single-detached starts in the Capital region totalled 268 units in June, representing a 10 per cent increase from the 244 units started in the same month last year. To the end of June, home builders started work on 1,117 single-detached homes, a decrease of 17.5 per cent from the 1,354 foundations poured during the first six months of 2008. On a

Figure 1



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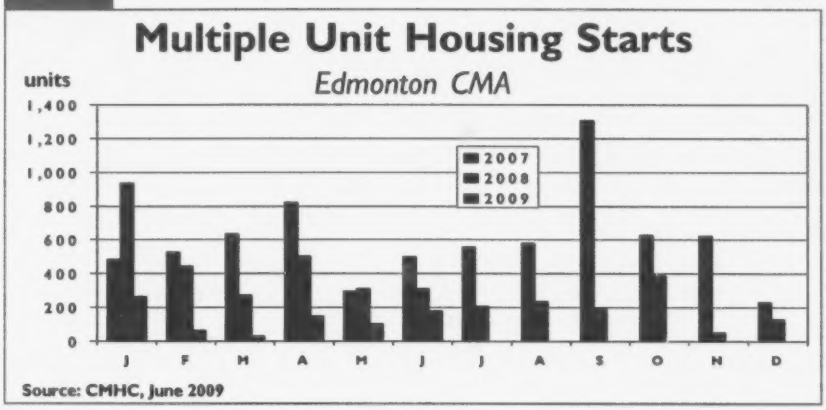
quarterly basis, however, activity improved by almost three per cent year-over-year during the second quarter. This followed a 39 per cent decline in the first quarter of 2009 compared with the first three months of 2008.

Single-detached completions totalled 266 units in June compared with 604 units in June 2008. Meanwhile, absorptions in June declined by 42 per cent year-over-year to 326 units. Despite this decrease in the number of new units drawn off the market, the industry continued to see more units absorbed than completed. Since peaking at 1,090 units in August 2008, the inventory of completed and unoccupied units (including show homes) has fallen in nine of the past 10 months. At 690 units, unabsorbed singles in June were 32 per cent below inventories tallied in June of last year and represented the lowest level since October 2007.

The median absorbed single-detached price was $451,983 in June, down 6.4 per cent from the previous year. The monthly median price reflects homes absorbed in the current month, which is not necessarily when the price was negotiated. Statistics Canada's New House Price Index, which measures contractors' selling prices in Edmonton, was down 11.7 per cent year-over-year in May. This suggests further reductions in CMHC's absorbed median price can be anticipated in the months ahead.

Multiple unit starts, which consist of semi-detached, row, and apartment units, totalled 182 units in June, 42 per cent below the 312 multiples tallied in June 2008. Both semi-detached and row starts increased year-over-year by 24 and 31 per cent, respectively. However, these gains were countered by the zero apartment starts reported in June. As was the case in April and May, all of June's multiple starts were targeted for the homeowner or condominium markets, with no rental starts reported.

Figure 2



With half the year completed, multiple starts have totalled 795 units, representing a 71.5 per cent decrease from the 2,786 units recorded after the first six months of 2008. Developer concerns over rising rental apartment vacancies and a growing inventory of unabsorbed new condominiums will hold down multiple unit starts for the balance of 2009.

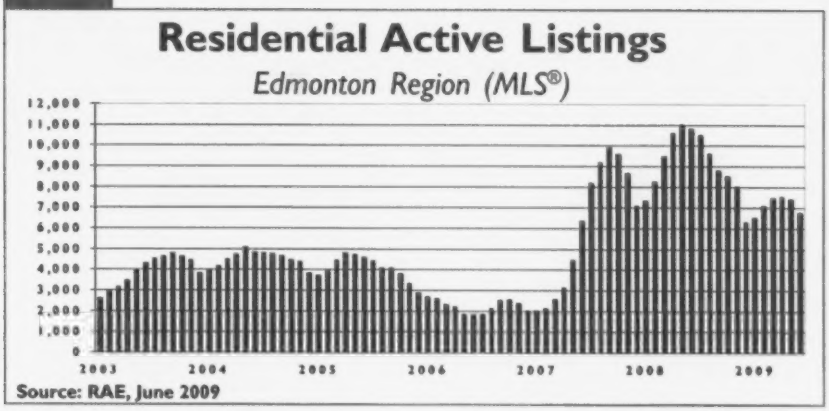
Multiple unit completions reached 508 units in June, up by almost 10 per cent over the same month last year. Absorptions in June amounted to 387 units, down nearly seven per cent year-over-year and well below the level of completions. This resulted in a further upward movement in the inventory of unabsorbed new multiples. The total number of completed and unoccupied multi-family dwellings across Metro stood at 890 units in June, nearly three times the number on hand this time last year and representing the highest level in three years.

Resale Market

Improved Market Balance in Second Quarter

Increasing sales and fewer listings have given Edmonton's existing home market a more balanced supply-demand relationship and have helped to stabilize home prices. Total residential MLS® sales reported in the second quarter of 2009 by the Realtors® Association of Edmonton (RAE) rose by 19 per cent year-over-year. This comes on the heels of a 22 per cent year-over-year decline in the previous quarter. For the year-to-date, total home sales have improved by almost two per cent compared with the first half of 2008. Single-detached home sales have out-

Figure 3



Source: RAE, June 2009

paced all other types, reporting transactions for the first half up 4.6 per cent over January to June 2008.

With fewer homes coming onto the market this year, the advantage held by buyers since late 2007 is beginning to give way to more balanced conditions. New listings in the first half of 2009 were 27.5 per cent below the same period last year. Combined with strengthening sales in the second quarter, the inventory at mid-year was 37 per cent below the 10,817 units available in June 2008. The sales-to-active listings ratio (SALR) in June stood at 37.6 per cent, up from 17.1 per cent a year prior. Meanwhile, the average listing period in June dropped below 50 days for the first time since October 2007.

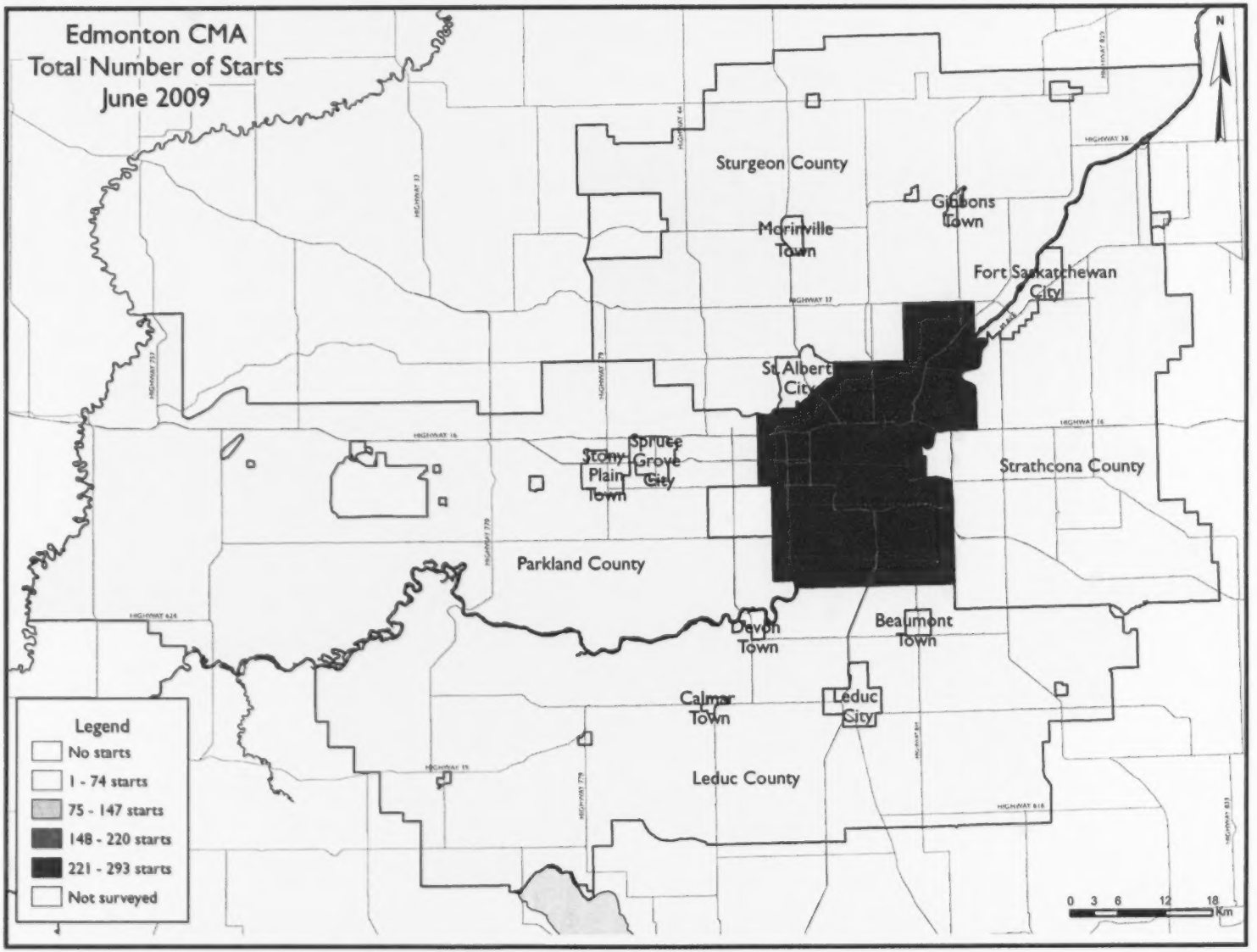
With fewer homes on the market and deals closing faster, the downward trend in prices appears to be waning. While June's average sale price of $328,299 was still down by 3.8 per cent on a year-over-year basis, it represented the fourth month-over-month gain in average price. Should the SALR remain above the 30 per cent threshold and average listing periods remain below 50 days, CMHC anticipates continued month-over-month price gains throughout the remainder of 2009.

Economy

Labour Market Continues to Soften

The softer labour market conditions observed during the first quarter of this year have continued during April through June. The seasonally adjusted unemployment rate stood at 6.5 per cent in June, a level not seen since September 2000. Following a stagnant performance in the first quarter, job creation increased modestly during the second quarter. On a year-to-date basis, however, actual employment has increased by only 0.2 per cent compared with a 4.8 per cent growth rate recorded in the first half of 2008. Despite the slowdown in job creation, income growth has held up reasonable well across Metro. According to Statistics Canada's Average Weekly Earnings data, year-to-date wages were up by almost 5.4 per cent in June, down moderately from the 6.3 per cent growth rate for all industries recorded in the first half of 2008.

While unemployment has trended upward across Alberta this year, it remains relatively lower than the rest of Canada in general and this has helped to bolster the net inflow of migrants into the province. According to Statistics Canada's population estimates, Alberta remained the fastest growing province in Canada during the first quarter of 2009, thanks in part to a substantial year-over-year improvement in interprovincial migration. The province received a net total of 7,144 interprovincial migrants in the first quarter, up from 2,761 during the same time last year. Ontario provided the largest source of net interprovincial migration at 3,546 persons. The neighbouring provinces of Saskatchewan and British Columbia, which received net inflows from Alberta last year, yielded net migrants of 474 and 855, respectively. Alberta's international migration remained strong during the first quarter, with a net inflow of 4,175 immigrants.


Edmonton CMA
Total Number of Starts
June 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 74 starts
75 - 147 starts
148 - 220 starts
221 - 293 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	267	76	30	1	76	0	0	0	450
June 2008	244	64	0	0	79	169	0	0	556
% Change	9.4	18.8	n/a	n/a	-3.8	-100.0	n/a	n/a	-19.1
Year-to-date 2009	1,116	262	72	1	194	171	0	96	1,912
Year-to-date 2008	1,346	356	23	1	447	1,948	19	0	4,140
% Change	-17.1	-26.4	**	0.0	-56.6	-91.2	-100.0	n/a	-53.8
UNDER CONSTRUCTION									
June 2009	1,813	438	96	3	886	4,897	22	421	8,585
June 2008	3,695	990	75	18	1,630	7,471	39	489	14,407
% Change	-50.9	-55.8	28.0	-83.3	-45.6	-34.5	-43.6	-13.9	-40.4
COMPLETIONS									
June 2009	265	42	16	1	88	354	8	0	774
June 2008	602	112	14	0	105	228	6	0	1,067
% Change	-56.0	-62.5	14.3	n/a	-16.2	55.3	33.3	n/a	-27.5
Year-to-date 2009	1,532	400	39	2	436	1,430	22	122	3,983
Year-to-date 2008	3,505	464	24	14	543	1,288	23	69	5,930
% Change	-56.3	-13.8	62.5	-85.7	-19.7	11.0	-4.3	76.8	-32.8
COMPLETED & NOT ABSORBED									
June 2009	686	175	18	1	220	421	3	55	1,579
June 2008	1,011	151	1	1	93	60	6	0	1,323
% Change	-32.1	15.9	**	0.0	136.6	**	-50.0	n/a	19.3
ABSORBED									
June 2009	324	61	8	2	101	205	8	4	713
June 2008	563	105	5	0	86	219	3	0	981
% Change	-42.5	-41.9	60.0	n/a	17.4	-6.4	166.7	n/a	-27.3
Year-to-date 2009	1,825	395	29	6	394	1,164	22	67	3,902
Year-to-date 2008	3,331	437	10	13	496	1,295	15	121	5,718
% Change	-45.2	-9.6	190.0	-53.8	-20.6	-10.1	46.7	-44.6	-31.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2009	136	50	30	1	76	0	0	0	293
June 2008	106	18	0	0	26	132	0	0	282
Beaumont Town									
June 2009	4	4	0	0	0	0	0	0	8
June 2008	10	8	0	0	0	0	0	0	18
Devon Town									
June 2009	0	0	0	0	5	0	0	0	5
June 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2009	13	4	0	0	0	0	0	0	17
June 2008	14	16	0	0	0	0	0	0	30
Leduc City									
June 2009	18	10	0	0	0	0	0	0	28
June 2008	12	0	0	0	12	37	0	0	61
Leduc County									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
June 2009	8	0	0	0	0	0	0	0	8
June 2008	4	0	0	0	0	0	0	0	4
Parkland County									
June 2009	12	0	0	0	0	0	0	0	12
June 2008	20	0	0	0	0	0	0	0	20
Spruce Grove City									
June 2009	4	2	0	0	0	0	0	0	6
June 2008	9	12	0	0	0	0	0	0	21
St. Albert City									
June 2009	14	4	0	0	0	0	0	0	18
June 2008	4	0	0	0	8	0	0	0	12
Stony Plain Town									
June 2009	9	0	0	0	0	0	0	0	9
June 2008	10	0	0	0	28	0	0	0	38
Strathcona County									
June 2009	33	2	0	0	0	0	0	0	35
June 2008	23	10	0	0	0	0	0	0	33
Sturgeon County									
June 2009	11	0	0	0	0	0	0	0	11
June 2008	20	0	0	0	0	0	0	0	20
Remainder of the CMA									
June 2009	2	0	0	0	0	0	0	0	2
June 2008	4	0	0	0	0	0	0	0	4
Edmonton CMA									
June 2009	267	76	30	1	76	0	0	0	450
June 2008	244	64	0	0	79	169	0	0	556

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2009	773	238	80	3	525	4,198	20	120	5,966
June 2008	1,644	546	44	12	1,069	5,997	35	286	9,633
Beaumont Town									
June 2009	32	8	0	0	18	0	0	35	93
June 2008	134	38	0	0	50	50	0	28	300
Devon Town									
June 2009	2	0	0	0	15	0	0	0	17
June 2008	17	0	0	0	37	0	0	0	54
Fort Saskatchewan City									
June 2009	77	28	3	0	30	152	0	0	290
June 2008	145	96	15	0	61	264	0	0	581
Leduc City									
June 2009	138	36	0	0	86	0	0	0	260
June 2008	287	78	0	0	136	205	4	0	710
Leduc County									
June 2009	37	2	0	0	0	0	0	0	39
June 2008	78	0	0	0	0	0	0	0	78
Morinville Town									
June 2009	26	2	4	0	53	108	0	0	193
June 2008	101	0	4	0	61	108	0	0	274
Parkland County									
June 2009	156	0	0	0	0	0	0	0	156
June 2008	227	0	3	0	8	0	0	0	238
Spruce Grove City									
June 2009	105	62	9	0	0	160	0	0	336
June 2008	256	82	0	0	12	283	0	0	633
St. Albert City									
June 2009	68	16	0	0	9	65	0	132	290
June 2008	143	32	0	0	17	153	0	41	386
Stony Plain Town									
June 2009	88	2	0	0	115	119	0	0	324
June 2008	84	86	0	0	113	65	0	0	348
Strathcona County									
June 2009	179	38	0	0	35	74	2	134	462
June 2008	304	30	0	6	66	325	0	134	865
Sturgeon County									
June 2009	109	0	0	0	0	0	0	0	109
June 2008	204	0	0	0	0	0	0	0	204
Remainder of the CMA									
June 2009	23	6	0	0	0	21	0	0	50
June 2008	71	2	9	0	0	21	0	0	103
Edmonton CMA									
June 2009	1,813	438	96	3	886	4,897	22	421	8,585
June 2008	3,695	990	75	18	1,630	7,471	39	489	14,407

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2009	118	22	12	1	81	124	8	0	366
June 2008	298	54	9	0	52	145	5	0	563
Beaumont Town									
June 2009	7	0	0	0	0	0	0	0	7
June 2008	27	16	0	0	17	0	0	0	60
Devon Town									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2009	8	10	0	0	0	60	0	0	78
June 2008	23	10	0	0	14	0	0	0	47
Leduc City									
June 2009	22	0	0	0	0	0	0	0	22
June 2008	37	4	0	0	0	0	1	0	42
Leduc County									
June 2009	8	0	0	0	0	0	0	0	8
June 2008	4	0	0	0	0	0	0	0	4
Morinville Town									
June 2009	9	0	0	0	0	0	0	0	9
June 2008	13	0	0	0	10	0	0	0	23
Parkland County									
June 2009	22	0	0	0	0	0	0	0	22
June 2008	21	0	0	0	0	0	0	0	21
Spruce Grove City									
June 2009	8	4	4	0	0	123	0	0	139
June 2008	29	10	0	0	0	0	0	0	39
St. Albert City									
June 2009	7	0	0	0	0	0	0	0	7
June 2008	27	4	0	0	4	0	0	0	35
Stony Plain Town									
June 2009	5	2	0	0	7	47	0	0	61
June 2008	41	10	0	0	0	0	0	0	51
Strathcona County									
June 2009	30	4	0	0	0	0	0	0	34
June 2008	48	4	0	0	2	83	0	0	137
Sturgeon County									
June 2009	15	0	0	0	0	0	0	0	15
June 2008	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
June 2009	5	0	0	0	0	0	0	0	5
June 2008	15	0	5	0	6	0	0	0	26
Edmonton CMA									
June 2009	265	42	16	1	88	354	8	0	774
June 2008	602	112	14	0	105	228	6	0	1,067

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2009	293	98	10	0	93	92	3	55	644
June 2008	366	77	1	0	7	8	6	0	465
Beaumont Town									
June 2009	32	1	0	0	5	0	0	0	38
June 2008	61	5	0	0	0	0	0	0	66
Devon Town									
June 2009	6	0	0	0	5	0	0	0	11
June 2008	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
June 2009	49	30	2	0	33	105	0	0	219
June 2008	63	14	0	0	18	40	0	0	135
Leduc City									
June 2009	52	1	0	0	11	78	0	0	142
June 2008	81	11	0	0	0	3	0	0	95
Leduc County									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
June 2009	42	4	1	0	16	0	0	0	63
June 2008	55	0	0	0	10	0	0	0	65
Parkland County									
June 2009	15	0	1	0	0	0	0	0	16
June 2008	25	0	0	0	2	0	0	0	27
Spruce Grove City									
June 2009	32	13	4	0	0	93	0	0	142
June 2008	92	11	0	0	36	0	0	0	139
St. Albert City									
June 2009	37	8	0	0	2	1	0	0	48
June 2008	75	10	0	0	6	0	0	0	91
Stony Plain Town									
June 2009	36	13	0	0	21	43	0	0	113
June 2008	68	22	0	0	0	0	0	0	90
Strathcona County									
June 2009	71	7	0	1	34	9	0	0	122
June 2008	110	1	0	1	14	9	0	0	135
Sturgeon County									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
June 2009	17	0	0	0	0	0	0	0	17
June 2008	9	0	0	0	0	0	0	0	9
Edmonton CMA									
June 2009	686	175	18	1	220	421	3	55	1,579
June 2008	1,011	151	1	1	93	60	6	0	1,323

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2009	139	40	8	1	85	137	8	4	422
June 2008	319	53	0	0	52	145	2	0	571
Beaumont Town									
June 2009	15	0	0	0	0	0	0	0	15
June 2008	27	11	0	0	17	0	0	0	55
Devon Town									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2009	16	14	0	0	1	31	0	0	62
June 2008	31	5	0	0	4	0	0	0	40
Leduc City									
June 2009	25	0	0	0	0	0	0	0	25
June 2008	26	7	0	0	0	0	1	0	34
Leduc County									
June 2009	8	0	0	0	0	0	0	0	8
June 2008	4	0	0	0	0	0	0	0	4
Morinville Town									
June 2009	12	0	0	0	2	0	0	0	14
June 2008	9	0	0	0	0	0	0	0	9
Parkland County									
June 2009	22	0	0	0	0	0	0	0	22
June 2008	17	1	0	0	0	0	0	0	18
Spruce Grove City									
June 2009	15	0	0	0	0	30	0	0	45
June 2008	25	7	0	0	2	0	0	0	34
St. Albert City									
June 2009	14	0	0	0	8	3	0	0	25
June 2008	23	7	0	0	0	0	0	0	30
Stony Plain Town									
June 2009	2	2	0	0	2	4	0	0	10
June 2008	12	10	0	0	0	0	0	0	22
Strathcona County									
June 2009	37	5	0	1	3	0	0	0	46
June 2008	38	4	0	0	5	74	0	0	121
Sturgeon County									
June 2009	13	0	0	0	0	0	0	0	13
June 2008	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
June 2009	6	0	0	0	0	0	0	0	6
June 2008	13	0	5	0	6	0	0	0	24
Edmonton CMA									
June 2009	324	61	8	2	101	205	8	4	713
June 2008	563	105	5	0	86	219	3	0	981

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Edmonton City	137	106	76	36	80	8	0	132	293	282	3.9
Beaumont Town	4	10	4	8	0	0	0	0	8	18	-55.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	5	0	0	0	5	-100.0
Fort Saskatchewan City	13	14	4	16	0	0	0	0	17	30	-43.3
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	18	12	10	0	0	12	0	37	28	61	-54.1
Leduc County	3	8	0	0	0	0	0	0	3	8	-62.5
Morinville Town	8	4	0	0	0	0	0	0	8	4	100.0
Parkland County	12	20	0	0	0	0	0	0	12	20	-40.0
Spruce Grove City	4	9	2	12	0	0	0	0	6	21	-71.4
St. Albert City	14	4	4	0	0	8	0	0	18	12	50.0
Stony Plain Town	9	10	0	0	0	28	0	0	9	38	-76.3
Strathcona County	33	23	2	10	0	0	0	0	35	33	6.1
Sturgeon County	11	20	0	0	0	0	0	0	11	20	-45.0
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
Edmonton CMA	268	244	102	82	80	61	0	169	450	556	-19.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	572	655	196	280	136	109	185	1,492	1,089	2,536	-57.1
Beaumont Town	15	40	8	12	0	22	0	0	23	74	-68.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	3	0	6	0	25	0	0	0	34	-100.0
Fort Saskatchewan City	56	46	30	40	3	22	0	212	89	320	-72.2
Gibbons Town	3	10	0	0	0	0	0	0	3	10	-70.0
Leduc City	91	79	18	48	14	124	0	158	123	409	-69.9
Leduc County	22	47	2	0	0	0	0	0	24	47	-48.9
Morinville Town	21	25	0	4	4	32	0	0	25	61	-59.0
Parkland County	51	66	0	0	0	0	0	0	51	66	-22.7
Spruce Grove City	36	80	22	34	0	8	0	0	58	122	-52.5
St. Albert City	46	29	4	0	0	12	82	65	132	106	24.5
Stony Plain Town	49	29	0	8	44	28	0	0	93	65	43.1
Strathcona County	111	134	28	24	19	0	0	0	158	158	0.0
Sturgeon County	37	92	0	0	0	0	0	0	37	92	-59.8
Remainder of the CMA	7	19	0	0	0	0	0	21	7	40	-82.5
Edmonton CMA	1,117	1,354	308	456	220	382	267	1,948	1,912	4,140	-53.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Edmonton City	80	8	0	0	0	132	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	12	0	0	0	37	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	0	28	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	80	61	0	0	0	169	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	136	105	0	4	171	1,492	14	0
Beaumont Town	0	22	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	25	0	0	0	0	0	0
Fort Saskatchewan City	3	22	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	120	0	4	0	158	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	0	12	0	0	0	65	82	0
Stony Plain Town	44	28	0	0	0	0	0	0
Strathcona County	19	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	220	374	0	8	171	1,948	96	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Edmonton City	216	124	77	158	0	0	293	282
Beaumont Town	8	18	0	0	0	0	8	18
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	5	0	0	0	5
Fort Saskatchewan City	17	30	0	0	0	0	17	30
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	28	12	0	49	0	0	28	61
Leduc County	3	8	0	0	0	0	3	8
Morinville Town	8	4	0	0	0	0	8	4
Parkland County	12	20	0	0	0	0	12	20
Spruce Grove City	6	21	0	0	0	0	6	21
St. Albert City	18	4	0	8	0	0	18	12
Stony Plain Town	9	10	0	28	0	0	9	38
Strathcona County	35	33	0	0	0	0	35	33
Sturgeon County	11	20	0	0	0	0	11	20
Remainder of the CMA	1	3	0	0	0	0	1	3
Edmonton CMA	373	308	77	248	0	0	450	556

Table 2.5: Starts by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	790	867	285	1,654	14	15	1,089	2,536
Beaumont Town	23	50	0	24	0	0	23	74
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	3	0	31	0	0	0	34
Fort Saskatchewan City	89	93	0	227	0	0	89	320
Gibbons Town	3	10	0	0	0	0	3	10
Leduc City	109	111	14	294	0	4	123	409
Leduc County	24	47	0	0	0	0	24	47
Morinville Town	25	29	0	32	0	0	25	61
Parkland County	51	66	0	0	0	0	51	66
Spruce Grove City	58	114	0	8	0	0	58	122
St. Albert City	50	29	0	77	82	0	132	106
Stony Plain Town	49	37	44	28	0	0	93	65
Strathcona County	135	158	23	0	0	0	158	158
Sturgeon County	37	92	0	0	0	0	37	92
Remainder of the CMA	7	19	0	21	0	0	7	40
Edmonton CMA	1,450	1,725	366	2,396	96	19	1,912	4,140

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Edmonton City	119	299	38	90	85	29	124	145	366	563	-35.0
Beaumont Town	7	27	0	16	0	17	0	0	7	60	-88.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	8	23	10	24	0	0	60	0	78	47	66.0
Gibbons Town	4	1	0	0	0	0	0	0	4	1	**
Leduc City	22	38	0	4	0	0	0	0	22	42	-47.6
Leduc County	8	4	0	0	0	0	0	0	8	4	100.0
Morinville Town	9	13	0	0	0	10	0	0	9	23	-60.9
Parkland County	22	21	0	0	0	0	0	0	22	21	4.8
Spruce Grove City	8	29	4	10	4	0	123	0	139	39	**
St. Albert City	7	27	0	4	0	4	0	0	7	35	-80.0
Stony Plain Town	5	41	2	10	7	0	47	0	61	51	19.6
Strathcona County	30	48	4	6	0	0	0	83	34	137	-75.2
Sturgeon County	15	19	0	0	0	0	0	0	15	19	-21.1
Remainder of the CMA	1	13	0	0	0	11	0	0	1	24	-95.8
Edmonton CMA	266	604	58	164	96	71	354	228	774	1,067	-27.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	768	1,773	318	362	249	252	916	1,006	2,251	3,393	-33.7
Beaumont Town	43	170	14	34	8	59	28	0	93	263	-64.6
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	6	8	0	12	15	0	0	0	21	20	5.0
Fort Saskatchewan City	45	121	58	44	7	3	60	79	170	247	-31.2
Gibbons Town	15	15	0	0	0	0	0	4	15	17	-11.8
Leduc City	106	249	40	24	59	0	205	0	410	273	50.2
Leduc County	53	55	0	0	0	0	0	0	53	55	-3.6
Morinville Town	38	63	4	0	0	10	0	0	42	73	-42.5
Parkland County	99	120	0	8	3	0	0	0	102	128	-20.3
Spruce Grove City	69	220	32	48	8	36	123	0	232	304	-23.7
St. Albert City	37	110	2	6	8	16	0	41	47	173	-72.8
Stony Plain Town	26	92	8	40	20	0	47	0	101	132	-23.5
Strathcona County	129	379	20	58	24	20	173	231	346	688	-49.7
Sturgeon County	80	100	0	0	0	0	0	0	80	100	-20.0
Remainder of the CMA	20	52	0	0	0	11	0	0	20	63	-68.3
Edmonton CMA	1,534	3,526	496	636	401	407	1,552	1,361	3,983	5,930	-32.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Edmonton City	77	29	8	0	124	145	0	0
Beaumont Town	0	17	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	60	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	10	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	123	0	0	0
St. Albert City	0	4	0	0	0	0	0	0
Stony Plain Town	7	0	0	0	47	0	0	0
Strathcona County	0	0	0	0	0	83	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	11	0	0	0	0	0	0
Edmonton CMA	88	71	8	0	354	228	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	241	240	8	12	822	937	94	69
Beaumont Town	8	59	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	0	0	0	0
Fort Saskatchewan City	7	3	0	0	60	79	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	59	0	0	0	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	10	0	0	0	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	36	0	0	123	0	0	0
St. Albert City	8	16	0	0	0	41	0	0
Stony Plain Town	20	0	0	0	47	0	0	0
Strathcona County	24	20	0	0	173	231	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	11	0	0	0	0	0	0
Edmonton CMA	393	395	8	12	1,430	1,292	122	69

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Edmonton City	152	361	206	197	8	5	366	563
Beaumont Town	7	43	0	17	0	0	7	60
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	18	33	60	14	0	0	78	47
Gibbons Town	4	1	0	0	0	0	4	1
Leduc City	22	41	0	0	0	1	22	42
Leduc County	8	4	0	0	0	0	8	4
Morinville Town	9	13	0	10	0	0	9	23
Parkland County	22	21	0	0	0	0	22	21
Spruce Grove City	16	39	123	0	0	0	139	39
St. Albert City	7	31	0	4	0	0	7	35
Stony Plain Town	7	51	54	0	0	0	61	51
Strathcona County	34	52	0	85	0	0	34	137
Sturgeon County	15	19	0	0	0	0	15	19
Remainder of the CMA	1	18	0	6	0	0	1	24
Edmonton CMA	323	728	443	333	8	6	774	1,067

Table 3.5: Completions by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,027	2,052	1,108	1,250	116	91	2,251	3,393
Beaumont Town	57	192	8	71	28	0	93	263
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	6	8	15	12	0	0	21	20
Fort Saskatchewan City	108	149	62	98	0	0	170	247
Gibbons Town	15	13	0	4	0	0	15	17
Leduc City	138	272	272	0	0	1	410	273
Leduc County	53	55	0	0	0	0	53	55
Morinville Town	42	63	0	10	0	0	42	73
Parkland County	102	126	0	2	0	0	102	128
Spruce Grove City	109	268	123	36	0	0	232	304
St. Albert City	39	116	8	57	0	0	47	173
Stony Plain Town	30	132	71	0	0	0	101	132
Strathcona County	145	389	201	299	0	0	346	688
Sturgeon County	80	100	0	0	0	0	80	100
Remainder of the CMA	20	57	0	6	0	0	20	63
Edmonton CMA	1,971	3,993	1,868	1,845	144	92	3,983	5,930

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2009	4	2.9	61	43.6	41	29.3	15	10.7	19	13.6	140	469,400	526,121
June 2008	24	7.5	75	23.4	117	36.6	54	16.9	50	15.6	320	509,400	546,736
Year-to-date 2009	54	6.2	271	31.2	222	25.6	110	12.7	211	24.3	868	499,900	589,681
Year-to-date 2008	175	9.8	577	32.4	629	35.3	222	12.5	178	10.0	1,781	469,900	497,407
Beaumont Town													
June 2009	0	0.0	8	53.3	6	40.0	1	6.7	0	0.0	15	449,900	462,353
June 2008	3	11.1	12	44.4	7	25.9	3	11.1	2	7.4	27	437,900	457,389
Year-to-date 2009	2	3.3	23	37.7	25	41.0	8	13.1	3	4.9	61	469,900	481,674
Year-to-date 2008	23	14.3	58	36.0	63	39.1	14	8.7	3	1.9	161	449,900	446,213
Calmar Town													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	4	57.1	2	28.6	1	14.3	7	--	--
Year-to-date 2008	0	0.0	2	25.0	2	25.0	4	50.0	0	0.0	8	--	--
Fort Saskatchewan City													
June 2009	8	50.0	6	37.5	1	6.3	0	0.0	1	6.3	16	353,600	385,088
June 2008	1	3.2	23	74.2	6	19.4	1	3.2	0	0.0	31	413,900	421,645
Year-to-date 2009	14	18.9	38	51.4	12	16.2	3	4.1	7	9.5	74	394,650	437,735
Year-to-date 2008	3	2.9	56	53.3	28	26.7	5	4.8	13	12.4	105	434,900	481,323
Gibbons Town													
June 2009	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
June 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	12	63.2	6	31.6	1	5.3	0	0.0	0	0.0	19	340,000	332,632
Year-to-date 2008	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	300,000	309,231
Leduc City													
June 2009	2	8.0	12	48.0	9	36.0	2	8.0	0	0.0	25	439,900	447,904
June 2008	8	29.6	7	25.9	10	37.0	2	7.4	0	0.0	27	446,450	433,838
Year-to-date 2009	14	9.6	49	33.6	53	36.3	25	17.1	5	3.4	146	468,900	476,311
Year-to-date 2008	36	17.0	74	34.9	83	39.2	17	8.0	2	0.9	212	447,900	443,992
Leduc County													
June 2009	0	0.0	1	12.5	0	0.0	1	12.5	6	75.0	8	--	--
June 2008	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2009	2	3.8	2	3.8	2	3.8	13	24.5	34	64.2	53	700,000	716,509
Year-to-date 2008	3	5.5	4	7.3	21	38.2	21	38.2	6	10.9	55	540,000	549,727
Morinville Town													
June 2009	4	33.3	6	50.0	2	16.7	0	0.0	0	0.0	12	361,400	374,742
June 2008	0	0.0	7	77.8	1	11.1	1	11.1	0	0.0	9	--	--
Year-to-date 2009	13	22.8	36	63.2	6	10.5	0	0.0	2	3.5	57	385,100	415,347
Year-to-date 2008	1	2.5	32	80.0	4	10.0	3	7.5	0	0.0	40	419,900	429,423

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2009	13	59.1	0	0.0	1	4.5	0	0.0	8	36.4	22	325,000	520,512
June 2008	6	35.3	6	35.3	3	17.6	2	11.8	0	0.0	17	409,500	389,460
Year-to-date 2009	37	33.3	20	18.0	9	8.1	4	3.6	41	36.9	111	437,500	544,212
Year-to-date 2008	34	31.8	34	31.8	18	16.8	13	12.1	8	7.5	107	412,000	416,482
Spruce Grove City													
June 2009	9	60.0	1	6.7	5	33.3	0	0.0	0	0.0	15	315,860	354,609
June 2008	16	64.0	7	28.0	2	8.0	0	0.0	0	0.0	25	321,000	343,868
Year-to-date 2009	27	29.7	41	45.1	18	19.8	2	2.2	3	3.3	91	382,757	395,543
Year-to-date 2008	93	50.0	80	43.0	12	6.5	1	0.5	0	0.0	186	350,419	356,225
St. Albert City													
June 2009	1	7.1	4	28.6	3	21.4	1	7.1	5	35.7	14	495,200	585,271
June 2008	0	0.0	2	8.7	15	65.2	3	13.0	3	13.0	23	511,000	573,843
Year-to-date 2009	1	1.6	7	11.1	13	20.6	13	20.6	29	46.0	63	630,000	678,667
Year-to-date 2008	0	0.0	13	11.3	39	33.9	29	25.2	34	29.6	115	579,200	648,226
Stony Plain Town													
June 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2008	7	58.3	4	33.3	1	8.3	0	0.0	0	0.0	12	339,625	337,666
Year-to-date 2009	18	60.0	10	33.3	2	6.7	0	0.0	0	0.0	30	316,641	330,382
Year-to-date 2008	52	69.3	12	16.0	10	13.3	1	1.3	0	0.0	75	317,455	329,687
Strathcona County													
June 2009	0	0.0	5	13.2	15	39.5	5	13.2	13	34.2	38	543,000	705,668
June 2008	0	0.0	4	10.5	16	42.1	9	23.7	9	23.7	38	542,500	580,474
Year-to-date 2009	2	1.2	21	12.9	67	41.1	15	9.2	58	35.6	163	540,000	689,009
Year-to-date 2008	5	1.4	55	15.9	149	42.9	54	15.6	84	24.2	347	520,000	590,785
Sturgeon County													
June 2009	3	23.1	3	23.1	2	15.4	0	0.0	5	38.5	13	450,000	597,692
June 2008	7	36.8	7	36.8	3	15.8	2	10.5	0	0.0	19	360,000	400,789
Year-to-date 2009	13	16.9	20	26.0	13	16.9	10	13.0	21	27.3	77	480,000	574,286
Year-to-date 2008	31	31.0	25	25.0	15	15.0	11	11.0	18	18.0	100	430,000	480,150
Remainder of the CMA													
June 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2008	10	90.9	1	9.1	0	0.0	0	0.0	0	0.0	11	285,000	290,445
Year-to-date 2009	8	72.7	2	18.2	1	9.1	0	0.0	0	0.0	11	319,900	310,055
Year-to-date 2008	28	63.6	15	34.1	0	0.0	0	0.0	1	2.3	44	320,000	326,905
Edmonton CMA													
June 2009	51	15.6	108	33.1	85	26.1	25	7.7	57	17.5	326	451,983	522,367
June 2008	83	14.7	156	27.6	182	32.2	79	14.0	65	11.5	565	483,100	503,309
Year-to-date 2009	217	11.9	546	29.8	448	24.5	205	11.2	415	22.7	1,831	484,000	559,335
Year-to-date 2008	496	14.8	1,039	31.0	1,073	32.0	395	11.8	347	10.4	3,350	462,250	488,275

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2009						
Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	526,121	546,736	-3.8	589,681	497,407	18.6
Beaumont Town	462,353	457,389	1.1	481,674	446,213	7.9
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	385,088	421,645	-8.7	437,735	481,323	-9.1
Gibbons Town	--	--	n/a	332,632	309,231	7.6
Leduc City	447,904	433,838	3.2	476,311	443,992	7.3
Leduc County	--	--	n/a	716,509	549,727	30.3
Morinville Town	374,742	--	n/a	415,347	429,423	-3.3
Parkland County	520,512	389,460	33.6	544,212	416,482	30.7
Spruce Grove City	354,609	343,868	3.1	395,543	356,225	11.0
St. Albert City	585,271	573,843	2.0	678,667	648,226	4.7
Stony Plain Town	--	337,666	n/a	330,382	329,687	0.2
Strathcona County	705,668	580,474	21.6	689,009	590,785	16.6
Sturgeon County	597,692	400,789	49.1	574,286	480,150	19.6
Remainder of the CMA	--	290,445	n/a	310,055	326,905	-5.2
Edmonton CMA	522,367	503,309	3.8	559,335	488,275	14.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
June 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,659	3,180	2,622	63.3	326,332	-4.2	315,266
	June	2,551	37.7	1,821	3,136	2,478	73.5	328,285	-3.8	330,342
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	5,496	-25.9		12,694			339,611	-3.3	
	Q2 2009	6,555	19.3		9,315			323,098	-4.9	
	YTD 2008	9,567	-27.6		23,922			339,147	0.7	
	YTD 2009	9,740	1.8		17,289			319,093	-5.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85		122.2	621	6.5	73.6	912
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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